

118.0

0003

0021.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

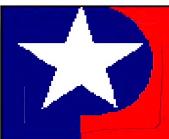
839,500 / 839,500

USE VALUE:

839,500 / 839,500

ASSESSED:

839,500 / 839,500


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
322		FOREST ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	JJ FOREST STREET LLC	
Owner 2:		
Owner 3:		
Street 1:	322 FOREST ST	
Street 2:		

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:		Own Occ:	Y
Postal:	02474	Type:	

PREVIOUS OWNER
Owner 1: IOANNA ANTHONY W TRUSTEE -
Owner 2: ANTHONY W IOANNA LIVING TRUST -
Street 1: 322 FOREST ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1940, having primarily Vinyl Exterior and 2402 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description
Z R1 SINGLE FA 100 water
o
n
Census: Exempt
Flood Haz:
D Topo 7 Steep
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

ACTIVITY INFORMATION
Date Result By Name
2/27/2017 Measured DGM D Mann
12/13/2008 Meas/Inspect 197 PATRIOT
4/1/2000 Inspected 270 PATRIOT
2/15/2000 Measured 270 PATRIOT
1/1/1982 KM

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes

Code Fact Price/Units
104 Two Family 5005 Sq. Ft. Site

Adj Neigh Influ Mod Infl 1 % Infl 2 % Infl 3 %
0 70. 1.14 5

Neigh Mod Infl 1 % Infl 2 % Infl 3 %
399,105

Spec Land J Code Fact Use Value Notes
399,100

Sign: VERIFICATION OF VISIT NOT DATA
/ / /

Total AC/Ha: 0.11490
Total SF/SM: 5005

Parcel LUC: 104 Two Family Prime NB Desc ARLINGTON
Total: 399,105 Spl Credit

Total: 399,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.
Database: AssessPro - ArchiveProArling apro

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																				
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Average																									
Sty Ht:	2 - 2 Story			A Bath:		Rating:																										
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																										
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																										
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Average																									
Prime Wall:	4 - Vinyl			A HBth:		Rating:																										
Sec Wall:		%		OthrFix:		Rating:																										
Roof Struct:	1 - Gable			OTHER FEATURES																												
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average	1st Res Grid Desc: Line 1				# Units:	2																			
Color:	BEIGE			A Kits:		Rating:																										
View / Desir:				Frl:	1	Rating:	Average																									
GENERAL INFORMATION				WSFlue:		Rating:																										
Grade: C - Average				CONDOS INFORMATION																												
Year Blt:	1940	Eff Yr Blt:		Location:																												
Alt LUC:		Alt %:		Total Units:																												
Jurisdct:		Fact:	.	Floor:																												
Const Mod:				% Own:																												
Lump Sum Adj:				Name:																												
INTERIOR INFORMATION				DEPRECIATION								REMODELING								RES BREAKDOWN												
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit	RMS	BRS	FL					FFL															
Prim Int Wal	2 - Plaster			Functional:				Interior:		2	4	2					BMT															
Sec Int Wall:		%		Economic:				Additions:									SFL															
Partition:	T - Typical			Special:				Kitchen:									FFL															
Prim Floors:	3 - Hardwood			Override:				Baths:									BMT															
Sec Floors:		%		Total:	26.4	%		Plumbing:									(28)															
Bsmnt Flr:	12 - Concrete			CALC SUMMARY								COMPARABLE SALES								NET AREA												
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten					
Bsmnt Gar:				Size Adj.:	1.19522786												FFL	First Floor	1,048	203.170	212,920	BMT	100	RRM	50 A							
Electric:	3 - Typical			Const Adj.:	0.99989998												BMT	Basement	952	80.760	76,883	SFL	95									
Insulation:	2 - Typical			Adj \$ / SQ:	203.168												SFL	Second Floor	878	203.170	178,341											
Int vs Ext:	S			Other Features:	121500												WDK	Deck	180	11.550	2,080											
Heat Fuel:	2 - Gas			Grade Factor:	1.00																											
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																											
# Heat Sys:	2			NBHD Mod:																												
% Heated:	100	% AC:		LUC Factor:	1.00																											
Solar HW:	NO	Central Vac:	NO	Adj Total:	591725				Juris. Factor:			Before Depr:	203.17																			
% Com Wal		% Sprinkled		Depreciation:	156215				Special Features:	0		Val/Su Net:	142.41																			
				Deprecated Total:	435509				Final Total:	435500		Val/Su SzAd:	226.14																			
MOBILE HOME				Make:		Model:		Serial #:			Year:		Color:																			
SPEC FEATURES/YARD ITEMS																PARCEL ID 118.0-0003-0021.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value															
3	Garage	D	Y	1	19X20	A	AV	1940	21.58	T	40	104			4,900		4,900															
More: N				Total Yard Items:				4,900	Total Special Features:										Total:	4,900												